

**743 Congress St, Portland**

<b>Rents</b>	<b>Lease</b>	<b>Bedroom</b>	<b>Unit #</b>
\$1,000	No	N/A	Commercial
\$1,200	No	1	1
\$1,750	No	1 - Furnished	2
\$1,360	No	Effeciency	3
\$1,300	No	Effeciency	4
\$1,665	No	1	5
\$1,000	No	Room	6
\$1,200	No	Room	7
\$1,000	No	Room	8
\$1,434	No	Effeciency	9
\$50	Coin/Op Month		
<b>Total</b>			
<b>\$12,959</b>			
<b>\$155,508</b>			

<b>Expenses</b>	
Heat	\$4,500
Insurance	\$3,456
Taxes	\$15,698
Water	\$1,124
Fire	\$1,250
Trash	\$1,100
Electric	\$5,000
5% MGT	\$7,339
3% Repairs + Reserves	\$4,665
2% Vacancy	\$2,895
<b>Total</b>	<b>\$47,027</b>
<b>NOI</b>	<b>\$108,481</b>
<b>Price</b>	<b>\$1,599,000</b>
<b>Cap rate</b>	<b>6.78%</b>